

MINUTES OF THE MEETING OF  
ROWAN COUNTY COMMISSIONERS  
AUGUST 19, 1996 - 7:00 P.M.  
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

PRESENT: J. Newton Cohen, Chairman  
Thomas M. Webb, Member  
Todd Arey, Member  
Steve Blount, Member

ABSENT: Jim Neely, Vice-Chairman

The County Manager, County Attorney and Clerk to the Board were present for the meeting. Commissioner Blount stated Commissioner Neely had been called out of town on business and would be unable to attend the meeting. Chairman Cohen called the meeting to order and provided the invocation.

ADDITIONS TO THE AGENDA:

Attorney John Holshouser asked to have a closed session under the attorney/client privilege for a matter of litigation.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Webb moved to approve the consent agenda as submitted. Commissioner Blount seconded the motion and it passed by unanimous vote. The consent agenda consisted of the following items:

- (a) Approval of Unanimous Petition for Road Name Change *Family Circle*
- (b) Approval of Refunds totaling \$167.00

PUBLIC HEARING: CONVEYANCE OF LAND TO FISHER-HARRISS DEVELOPMENT COMPANY:

Commissioner Webb moved to open the public hearing for comments regarding the pricing and conveyance of land to Fisher-Harriss Development Company as well as the pricing and conveyance of land to AAP and Draftex, and the option for Draftex as advertised. Commissioner Blount seconded and the motion carried.

There being no public comment, Commissioner Arey moved to close the public hearing. Commissioner Webb seconded and the motion passed unanimously. The Board then deliberated to determine the probable hourly wage to be paid to workers by the businesses to be located at these locations. Commissioner Blount stated that a prospective client of Fisher-Harriss would be paying substantially higher than minimum wage as would Draftex based upon earlier projections.

By consensus, the Board agreed that the average wage to be paid by any business at these locations would at least be equivalent to minimum wage; however, the pricing structure for these parcels is in keeping with the Board's primary goal of recovering land cost and investment. All parcels as priced meet that objective.

Commissioner Arey further moved to confirm the pricing and conveyance to Fisher-Harriss, and to ratify and confirm the pricing and conveyance of parcels to AAP and Draftex including the Draftex option. This motion was seconded by Commissioner Webb and unanimously approved.

PUBLIC HEARING: SNIA PERMIT APPLICATION:

Commissioner Blount moved to open the public hearing for an SNIA permit application. Commissioner Webb seconded and the motion carried. No public comments were offered. Commissioner Webb moved to close the public hearing. Commissioner Blount seconded and the motion passed unanimously. Commissioner Blount then moved to approve the application for Curtis Key. Commissioner Webb seconded and the motion passed by unanimous vote.

PUBLIC HEARING: ROAD NAME CHANGES:

Commissioner Webb moved to open the public hearing on the proposed road name changes of Brison Road and Bald Eagle Road. Commissioner Blount seconded and the motion carried. Since no public comment was offered, Commissioner Blount moved to close the public hearing. Commissioner Webb seconded and the motion carried. Commissioner Blount then moved to approve the road name changes. Commissioner Webb seconded and the motion carried.

PROPOSED COUNTYWIDE TRANSPORTATION WORKSHOP:

Planner Marion Lytle reviewed with the Board dates for a workshop for all local and state officials to discuss transportation planning for the entire county. He

reviewed a tentative agenda for the workshop and asked the Board to choose a date that would be best for them. The Board agreed to hold the workshop on September 24. Mr. Lytle stated he would contact the Mayor and other officials and return to the Board with a final date.

REQUEST FROM ARMY AVIATION SUPPORT FACILITY TO LEASE  
ADDITIONAL SPACE ON AIRPORT GROUNDS:

Mr. Russell reviewed a request from the Army Aviation Support Facility to add 250' at the south end of their property. The additional space would be used to accommodate upgrades for their heliport. Commissioner Webb moved to approve the 250' extension. Commissioner Blount seconded and the motion passed unanimously. The Board agreed the Support Facility should bear any costs associated with surveying the additional area. Mr. Holshouser stated that since the lease was being amended a notice should be published and stated he would draft it.

PUBLIC COMMENT:

Chairman Cohen opened the floor for public comment and invited anyone in attendance to address the Board. No public comment was offered.

WORKSESSION: AIRPORT HANGAR CONSTRUCTION:

Commissioner Blount stated that the worksession had been established because there was a lack of adequate hangar space at the airport and the Board felt it would be beneficial to hear from all parties involved before beginning deliberations on how to solve the problem. Chairman Cohen stated that in the past the Board had built hangars and then leased them on a ten (10) year payback.

Mr. Russell reviewed worksheets he had prepared showing various cost per square foot and the payment required under an amortization schedule. He stated that the Board needed to decide on the quality of hangar it wanted at the airport because the quality would determine the price and who would be willing to pay. He added that the figures he had given the Board were construction only and did not include maintenance.

FBO George Johnson addressed the Board stating that hangars were one of the hottest issues at the airport. He stated the pilots wanted hangars but were price conscious. He described a Port-a-Port portable hangar stating he would like to purchase six (6) to place on his leased property at the airport.

Mr. Ronald Steelman described for the Board a "community hangar" where several owners would share one large hangar. He stated he felt the Board needed to develop a policy with parameters of construction and needed an approving authority to work with individuals or groups that wanted to construct a hangar.

Mr. Jerry Burnham stated the airport needed to be big enough to accommodate all people. He added that the County should be in charge if someone built a hangar and should still be responsible for leases.

Mr. Jim Morton reviewed what other speakers had stated for consideration. He stated the Board should review the master plan for the airport before taking any action. He also described several factors the Board should consider while deciding to build hangars.

Others who addressed the Board were Jack Neubacher and two unidentified citizens who all stated they wanted a hangar at the airport but the price had to be reasonable.

Commissioner Arey suggested the County Manager work with George Johnson, Jim Morton and Don Connor to survey for the need of hangars and to develop a recommendation to bring back to the Board. The Board agreed by consensus. Mr. Russell stated he would have information at the Board's first October meeting. Commissioner Webb asked to wait until the second meeting in October so that more people may attend.

Commissioner Webb moved to enter closed session to discuss litigation. Commissioner Blount seconded and the motion carried.

Upon conclusion of closed session, Commissioner Webb moved to return to regular session. Commissioner Arey seconded and the motion passed unanimously. No action was taken in closed session.

Commissioner Webb moved to cancel the Board's second meeting in September. Commissioner Blount seconded and the motion carried.

There being no further business, Commissioner Blount moved to adjourn the meeting. Commissioner Webb seconded and the motion passed by unanimous vote.

Respectfully Submitted,

Kelly Dickinson,  
Clerk to the Board